



PROPOSED SITE PLAN
SCALE: N.T.S.

City of Cabot, Arkansas Zoning Code

ARTICLE VI SPECIAL PROVISIONS

SECTION 1

ACCESSORY BUILDING, STRUCTURE OR USE

A. An accessory building shall only be built in the rear yard and shall be located at least ten feet from the rear lot line and eight feet from any side lot line. The accessory building shall not be located within any public easement. The accessory building shall not exceed, in total square footage, an amount representing more than 30 percent of the total rear yard, forty percent of the heated and cooled floor area of the main structure, or 800 square feet, whichever is smaller, except as hereafter provided in Article VI, Section 1.b.. The accessory building shall be a minimum of ten feet from any portion of the main building. The height of any accessory building shall not exceed 16 feet at the roof peak. Materials and colors of accessory buildings will be consistent with the main building and/or other residences within 200 feet of the subject property.

B. Where the size of a parcel, the size and nature of the existing structure(s), or other physical features on the lot warrant variance from the regulations set forth in Article VI, Section 1.A., above, relief may be granted by the Board of Adjustment in accordance with Article IX.

C. Garage and structures attached by a common roof are not considered accessory buildings.

C1

SHEET:

SCALE: N.T.S.

CAD DATE:

DATE OF THIS

RESIDENTIAL ACCESSORY
BUILDING SETBACKS
CITY OF CABOT
LONOKE COUNTY, ARKANSAS

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REVISIONS:

City of Cabot Planning ■ 114 South First Street ■ Cabot, AR. 72023 ■ 501-843-4819

HALF STREET IMPROVEMENTS REQUEST FORM

Regarding Development and Subdivision of Land Regulations

Applicant's Name: _____

Applicant's Mailing Address: _____

Telephone: _____ Date: _____

Address of Waiver Site : _____

Legal Description (attach additional sheet if needed):

The following three items **MUST** be attached to the *Waiver Request Form* before the Commission Members, Councilmen and Mayor will review your request. Please check items that are attached.

- ☐ Vicinity map 8.5"x11"
- ☐ Site plan of waiver request 8.5"x11", highlighting the waiver area.
- ☐ Nearest sidewalk location map 8.5"x11"

Please check all that apply.

- ☐ The variance request will not be detrimental to the public safety, health or welfare.
- ☐ The variance request is not solely for financial reasons.
- ☐ The variance is unique to the physical surroundings, shape or topographical conditions of the property.